

PLOT 18
BROOK HOUSE
DEYNEBROOK,
NETHERTHONG

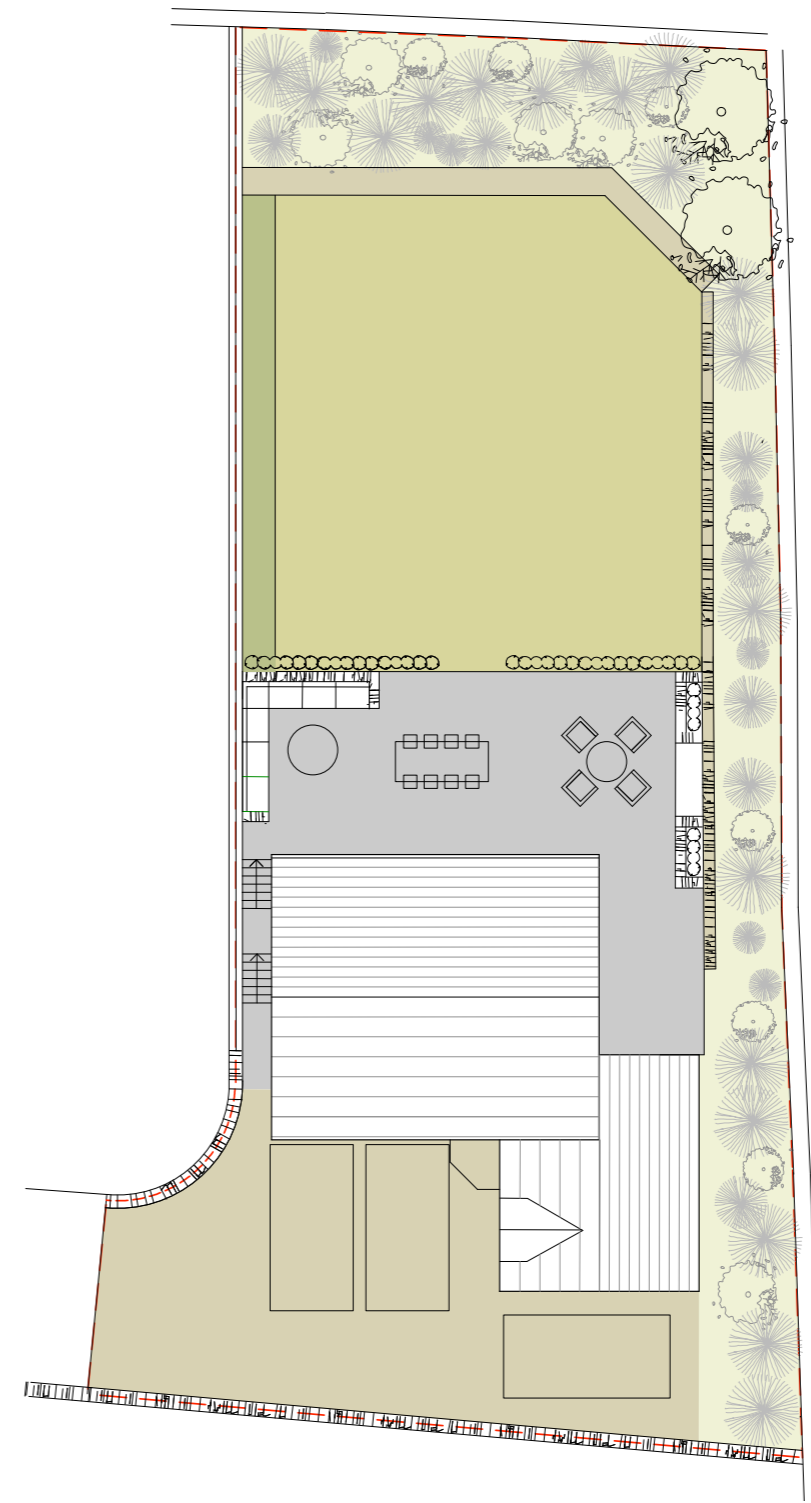


YORKSHIRE
COUNTRY PROPERTIES





PLOT 18



PLOT 18
SITE PLAN



**FANTASTIC OPEN PLAN
KITCHEN AND LIVING
SPACE WITH DIRECT
ACCESS TO THE GARDEN
VIA STUNNING BI-FOLD
DOORS.**

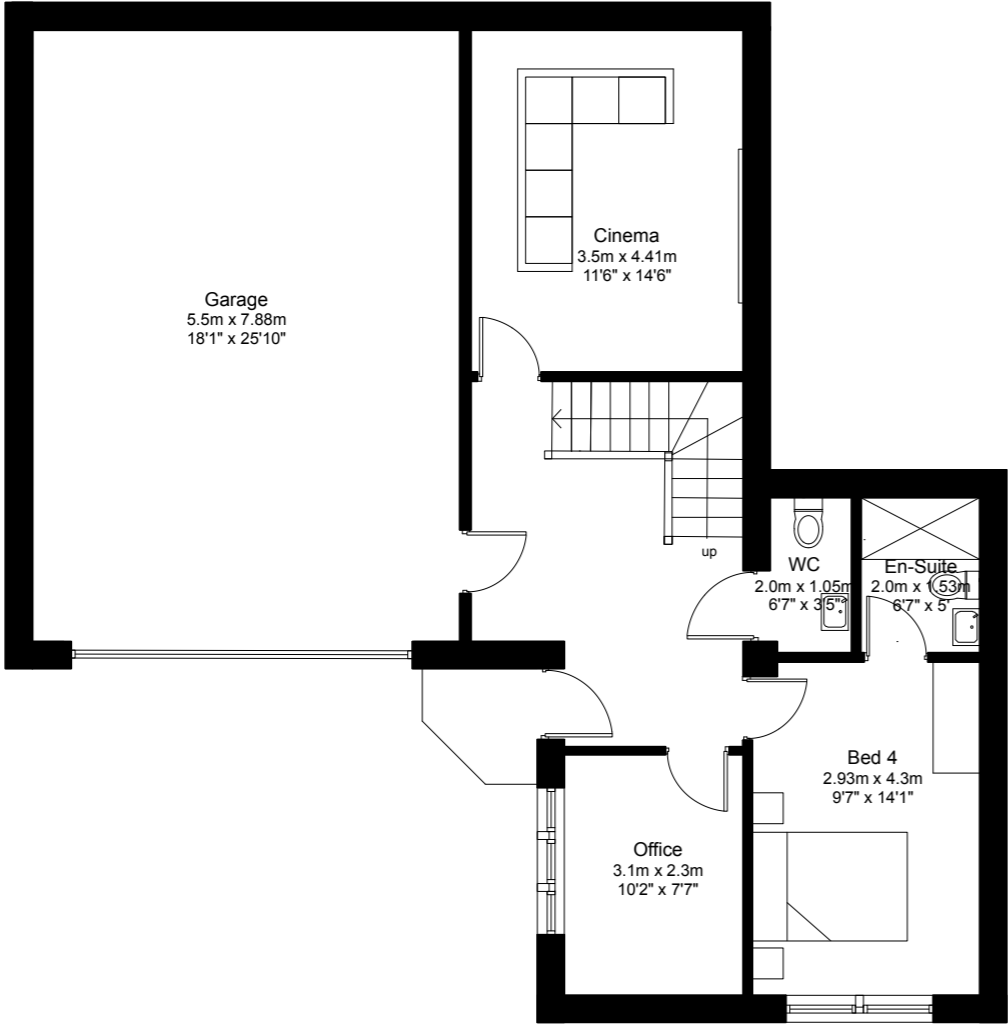


ENSURE YOUR HOME IS A
TRUE REFLECTION OF YOUR
STYLE.

AT YORKSHIRE COUNTRY
PROPERTIES WE WORK
CLOSELY WITH YOU TO
BESPOKE YOUR HOME TO
SUIT YOUR LIFESTYLE.



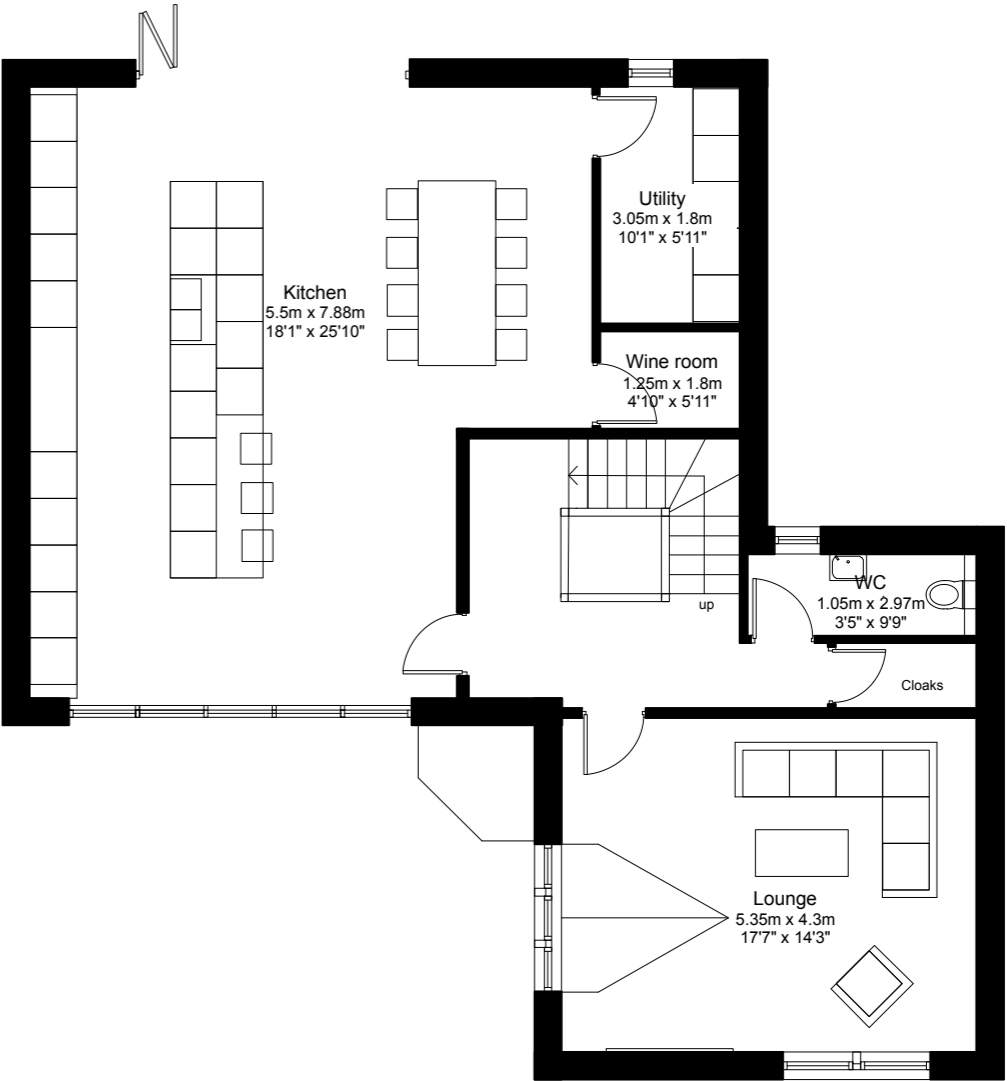
PLOT 18 BROOK HOUSE
FLOOR PLANS &
DIMENSIONS



GROUND FLOOR PLAN

59 sq m / 634 sq ft
Garage - 43 sq m / 465 sq ft. All dimensions shown are approximate.

PLOT 18 BROOK HOUSE
FLOOR PLANS &
DIMENSIONS

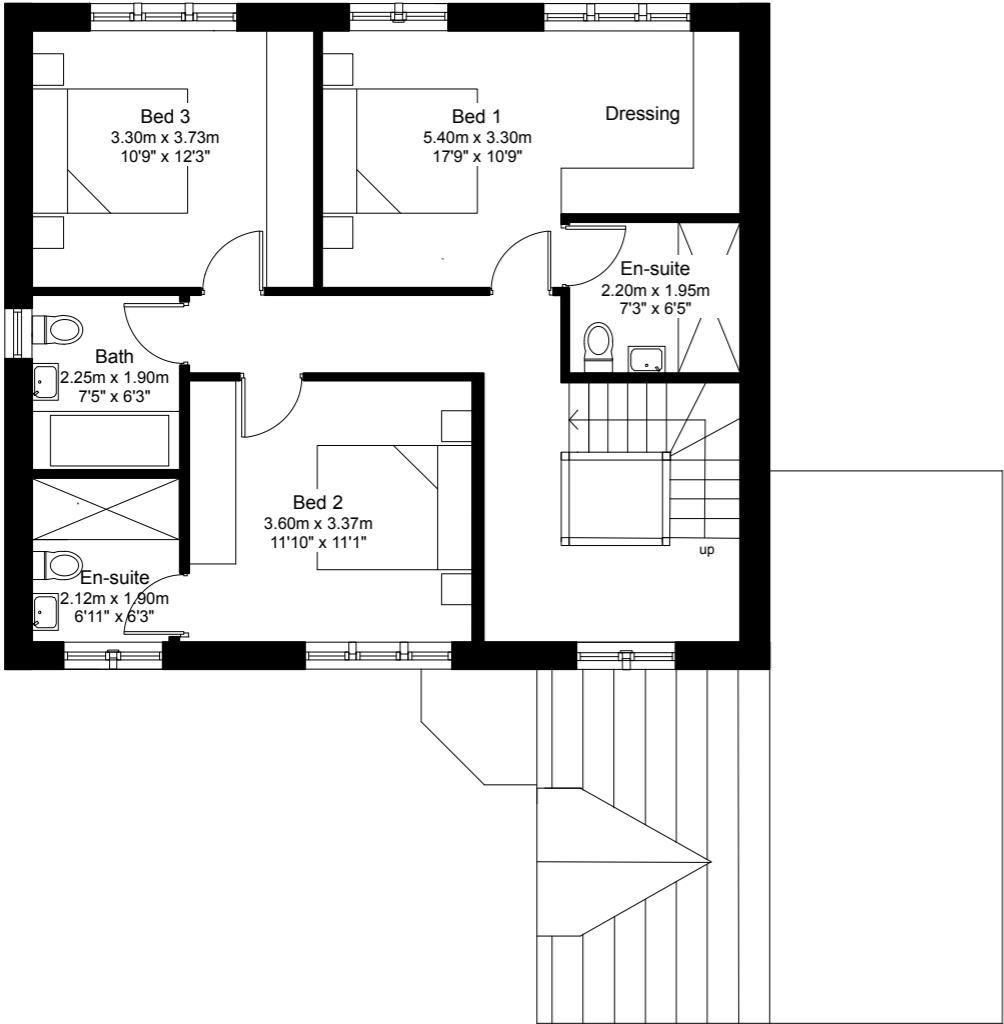


FIRST FLOOR PLAN

102 sq m / 1099 sq ft. All dimensions shown are approximate.

PLOT 18 BROOK HOUSE
FLOOR PLANS &
DIMENSIONS

TOTAL:
233 sq m
(2505 sq ft)



SECOND FLOOR PLAN

72 sq m / 772 sq ft. All dimensions shown are approximate.



WE OFFER THE AWARD
WINNING QUOOKER TAP
FITTED AS STANDARD IN
ALL KITCHENS.



PLOT 18 BROOK HOUSE INTERIORS & SPECIFICATIONS



Occupying a prime elevated plot at the top of our flagship site sits the astutely designed Plot 18. This stunning four/five bedroom family home is positioned at the head of a private road and features a unique one of a kind design.

Enter this property through the ground floor corner entrance with oak canopy which leads into a large central hall. The feature staircase offers a real sense of arrival to this property. At this level is situated a double integral garage, flexible use gym/cinema room and a large guest bedroom with en-suite bathroom. Separate office at ground floor for modern day home working.

The first floor staircase opens into a hallway with convenient w/c and cloakroom. To the front of the property is the sizeable lounge, with a full height feature window offering breath-taking views across the village and the rolling hills beyond.

Occupying over half of the first floor is the open plan kitchen/dining/ living area. This wonderful space can be configured to suit the individual requirements of any buyer. The 8m by 5.5m premium quality kitchen with integrated appliances and Silestone counter tops as standard. The focal point of the room is the striking full length kitchen island, providing ample space for informal family dining and entertaining. Adjoining utility room from the open plan kitchen, together with a feature wine storage room.

To the rear of the house, with direct access from the open plan living space sits the stunning rear garden, enclosed by dry stone fronted gabion walls to rear and stone walling to the sides this is a private and peaceful



space to relax or entertain in. The bi-fold doors from the kitchen leading to the 14m by 5.5m flagstone patio allows the buyer to embrace outdoor living. YCP can offer a number of upgrades including outdoor kitchens and fire pits for the buyer's consideration.

Stairs up to the second floor lead into a generous hallway with three large bedrooms. The master bedroom suite is a stylish yet purposeful room that offers a dressing area with a bank of wardrobes and a well planned en-suite bathroom with walk in shower. Bedroom two is a large double room with bespoke fitted wardrobe and an en-suite bathroom. Bedroom three offers a large spacious area. On this floor there is flexibility to create a fourth bedroom, subject to the buyers choice. A good sized family bathroom completes this floor. This level has the advantage of multiple opportunities to enjoy the wonderful views from this plots premium positioning.

Externally this property is finished in our trademark natural Yorkshire stone, accentuated with slate grey window frames and matching aluminium guttering, plot 18 is as beautiful outside as it is inside. To the front of the property is an large tegula set driveway with parking for three cars, enclosed by the stunning curved dry stone walling which exemplifies the attention to detail on this site.

Plot 18 offers a perfect opportunity for a purchaser to create a truly luxury forever home on this wonderful site at the heart of the Holme Valley.

PLOT 18 BROOK HOUSE
INTERIOR SPECIFICATION

INTERIOR SPECIFICATION
‘HIVE’ Smart Home Heating system
Internal wall paint
Internal Doors - Suffolk styled door
Painted skirting and architraves
Feature staircase with a choice of oak handrail and spindals or glazing
Switches and Sockets with USB ports - Brushed stainless steel
Lighting - Spot lights throughout finished in brushed stainless steel
Fully prepared for high speed optical fibre connectivity
FLOOR COVERINGS THROUGHOUT PROPERTY
Ground floor - Garage - Painted concrete
WC & Office - Karndean Knight Tile/Knight plank in a choice of colours
Gym/Cinema - Karndean Knight Tile/Knight plank in a choice of colours/Carpet
First floor - Kitchen/Diner/hall/Utility/Wine room/larder & WC - Karndean Knight Tile/Knight plank in a choice of colours
First floor - Lounge - carpet in a choice of colours
Second floor - Carpet in a choice of colours

KITCHEN
Premium kitchen designed within spacious living area. A choice of styles and finishes available.
APPLIANCES
Integrated oven
Integrated fridge/freezer
Integrated dishwasher by AEG or equivalent
Double ceramic sink
Kitchen taps by ‘hot water’ award winning “Quooker” - PRO3 Fusion Square/Flex Chrome
UTILITY
Low level cupboards and work top, with opening for customers stand alone washing machine and dryer
Sink & drainer
MAIN BATHROOM
Premium fully tiled bathroom
Porcelanosa flooring tiles to customers choice
Feature vanity unit - In a choice of colours
Shower and bath
Towel rail in a choice of finish

EN-SUITE - MASTER
Enclosed shower unit
Premium tiled bathroom - Half tile except shower area which is full tile
Porcelanosa flooring tiles to customers choice
Double sink
EN-SUITE - 2
Enclosed shower unit
Premium tiled bathroom - Half tile except shower area which is full tile
Porcelanosa flooring tiles to customers choice
W.C
Toilet and wash basin finished to a high spec
MASTER BEDROOM
Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour
BEDROOM 2
Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

EXTERNAL SPECIFICATION
Properties to be constructed from natural stone
Natural stone roof slates
Contemporary UPVC windows finished externally in stylish grey and white to the interior
All external doors - 4 lever ‘secure by design’ as standard, with a composite front door
High quality seamless aluminium guttering, finished to match all external window frames
Natural stone terrace
Aluminium bi-fold doors to the rear of the property
Balcony with sliding doors to front offering fantastic views
External cold water tap
Landscaped and turfed rear garden with feature terrace
Tegula Setts driveway
Security alarm
Brushed stainless steel external lighting
Electric vehicle charging point (1 per house)
Double integral garage
Electric sectional garage door in stylish grey
Grey painted concrete garage floor

PLOT 18 BROOK HOUSE UPGRADES

FOLLOW US ON:



At the start of your journey, our friendly and experienced team warmly welcome you to our marketing suite in Netherthong. You will be able to browse all we have to offer to make your dream home a reality. We are with you every step of the way.

INTERNAL

- Oak staircase treads
- Oak joinery to skirtings, architraves, doors
- Upgrades on wardrobes, flooring, finishes in general
- Under floor heating
- Feature vanity to en-suites
- Fully fitted wine room with integrated storage

EXTERNAL

- Planting, lavender, box hedge.
- Outdoor kitchen including external built in fridge, BBQ, storage cupboard.

AUDIO VISUAL

We pride ourselves on integrating tomorrows technology. Our home automation solutions use intuitive touchscreen and SMART technology providing the ultimate in convenience and flexibility for combining Lighting, TV and Audio, Heating & Cooling, Shades & Blinds by using your own iPad, iPhone or custom in-wall touchscreen devices. Create your own theatre, watch TV, access movie collection, play video games and stream films in the comfort of your own home.

Our design team will work with you to create your own desired system tailored to meet your families and household requirements.

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